



# Docket MDP-14-01/ Z-14-02 (Carr)

A Master Development Plan to Rezone a  
Parcel from  
RU-4 to R-18

Board of Supervisors

08.12.14



# Docket MDP-14-01/Z-14-02 (Carr)

- The Applicant is Douglas Carr.
- Request to rezone a non-compliant 0.5-acre parcel from RU-4.
- The parcel is located north of Tombstone, northwest of the junction of Highways 80 & 82.
- The parcel is non-conforming in the RU-4 (minimum 4-acres) for building a home.
- If rezoned to R-18 (Residential: one dwelling per 18,000-square feet) the Applicant can obtain a permit and build a residence.
- Staff recommends a rezoning to SR-22 (Single Household Residential: one site-built dwelling per 22,000-square feet.)
- The Planning and Zoning Commission voted Unanimously (5-0) to recommend conditional approval of the docket, including a zoning of SR-22.



# Location

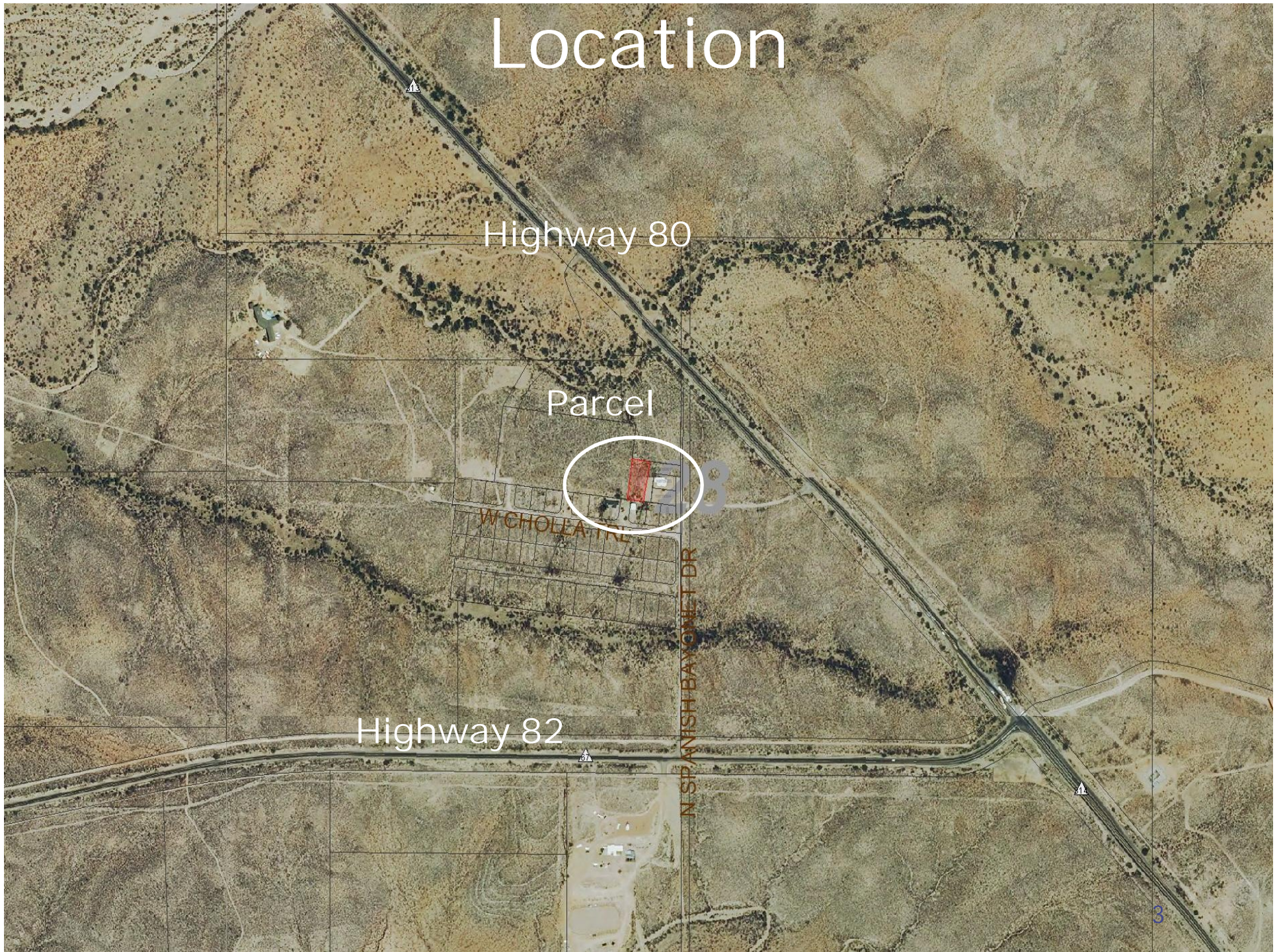
Highway 80

Parcel

Highway 82

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# Site Photos





# Site Photos





# Site Photos







# Factors in Favor

1. Allowing the request would be in keeping with the character of the area which is undeveloped land, and scattered single family, site-built homes;
2. The Comprehensive Plan policies encourage buffers of moderate density between dissimilar Zoning Districts (in this case RU-4 and MH-72);
3. With the change requested by Staff of using SR-22 rather than R-18 zoning, concerns regarding manufactured homes will be assuaged;
4. The request complies with each of the 11 applicable factors used by Staff to analyze such requests;
5. One neighbor has expressed support for the project in writing; and
6. The Planning and Zoning Commission voted Unanimously (5-0) to recommend conditional approval of the docket, including a zoning of SR-22.



# Factors Against Approval

1. The request comes as a result of a request to legitimize a non-conforming lot; and
2. Two neighboring property owners have expressed opposition based on the decline property values relating to manufactured homes.





# Recommendation: Conditional Approval

1. The Zoning be changed to SR-22 rather than R-18;
2. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning; and
3. It is the Applicant's responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.





# Sample Motion

*Mr. Chairman, I recommend conditional approval of Docket MDP-14-01/Z-14-02, a Master Development Plan and Rezoning of a parcel from RU-4 to SR-22, subject to the Conditions recommended by staff.*